expiry.
03.04.08

Development Control – Delegated Officer Report

Application Number: ADC/0056/08 Recommendation - Permit

Site: **2 Hillbarn Parade Upper Brighton Road Sompting Lancing**

Proposal: **Replacement external rear extract duct (0.48m diameter) to chimney height**

The Application

The application relates to a fish and chip shop within a small shopping parade located on the north side of Upper Brighton Road adjacent to the junction with Steepdown Road. The parade is identified for Shopping within the Local Plan. The four shops in the parade all have residential accommodation above them and the application premises has an existing extract duct 0.2m in diameter.

The proposal is for a replacement external rear extract duct 0.48m in diameter, which would extend up the rear of the property following the roof slope and terminate at the top of the chimney.

Consultations and Representations

Director of Services: The Environmental Health Officer has no objections top the proposals.

Sompting Parish Council: No objection.

Third Parties: There have been no objections from surrounding neighbours to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2004): LOC1, NE9, ERA1, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7, AS1.
PPS1 ' Delivering Sustainable Development' (ODPM 2005)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AS1 states that permission will be

granted for development subject to there being no loss of amenity to nearby residents and any development is of a scale and design appropriate to the locality.

Visual amenity
The proposed extract duct will enable the existing rear extension to be used for cooking in addition to the preparation of food. The proposed ducting would be internal up until the point where it exits the building flush with the rear elevation of the original building.

The duct itself would have an increase in diameter to 0.45m where currently the existing duct is approximately 0.25m. The proposal would be located in exactly the same position as the existing ducting at the rear of the property, unseen from the front of the parade of shops. The existing duct is visible from the alleyways behind the parade of shops and some properties in Abbotts View to the north, and has an old appearance with visible signs of age and rusting at the joints. It is considered that the small increase in diameter would not have an adverse effect on the visual amenity of the vicinity and would not significantly alter the character of the parade of shops as seen from the rear.

Residential amenity
DEFRA have prepared a report entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' which covers the effect of extract systems on their surrounding environment. Included are the following specific points that must be addressed in new commercial kitchens.

- Proprietors of commercial kitchens are under duty to ensure that the fire precautions meet the requirements of the 'Fire Precautions (Workplace) Regulations 1997.
- The discharge stack should discharge the extracted air not less than 1m above the roof ridge of any building within 20m of the building housing the commercial kitchen.
- For new premises covered by planning conditions restricting the impact of noise the system shall be designed to prevent an acoustic impact on the external environment and therefore harm to amenity.

The planning application has been submitted with a full specification for the ducting, fan and canopy which has been subject to pre-application advice from the Environmental Health dept. The Environmental Health department has subsequently made no objection to the proposed changes to the duct work.

The proposed new section of ducting would be housed within the walls of the building with the fan and motor also located inside the buildings structure. On the basis that Environmental Health consider the attenuation and filter system of the ducting to be adequate, it is unlikely that the proposals would have an adverse effect on the surrounding residential properties.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ai – amended
   No development shall be carried out unless and until a schedule of materials and finishes to be used for the ducting hereby permitted has been submitted to and approved in writing by the Local Planning Authority and the ducting shall be completed in accordance with the approved details prior to commencement of its use.
   Reason: *In the interests of visual amenity and to comply with policy AH2 of the ADLP and DEV1 of the WSSP.*

Case Officer: CH
Date: 11/3/08

PB 11/3/08